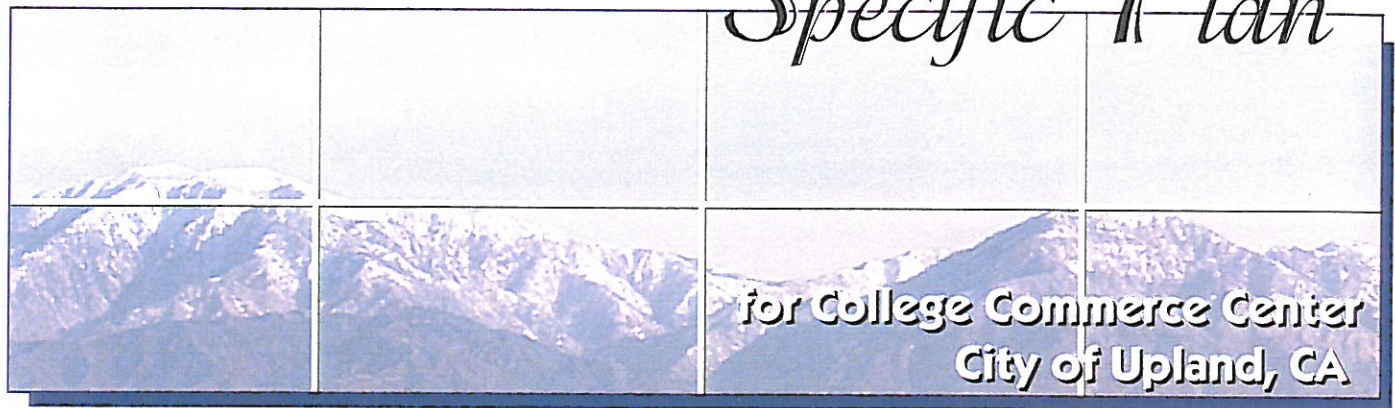


Specific Plan



Prepared for
City of Upland

Submitted by



CT Realty
Corporation

March 1999
Revised, May 1999
Revised, June 14, 1999
Revised, June 15, 1999
Revised, June 16, 1999
Revised, July 15, 1999

College Commerce Center Specific Plan

Prepared For:

City of Upland
Community Development Department
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Submitted By:

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March 1999
Revised, May 1999
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1.1 INTRODUCTION

The College Commerce Center Specific Plan provides the City of Upland with development regulations and policies for guiding the orderly development of the 9.5-acre parcel currently located within the City of Upland, California. The College Commerce Center Specific Plan provides for the development of eight commercial/industrial buildings within five structures and associated parking and landscaping. The industrial/commercial development shall replace an existing abandoned citrus grove. The College Commerce Center Specific Plan will establish the development regulations, policies and site development standards to implement the Land Use Plan to be approved by the Upland City Council. The Land Use Plan is consistent with the existing Commercial/Industrial Specific Plan (SP) designation and will provide the permanent zoning for the site. This Specific Plan is regulatory, adopted by ordinance, and upon adoption will be consistent with the City of Upland General Plan.

1.2 PROJECT SUMMARY

The project site is located southwest of the City of Upland, approximately one mile north of the San Bernardino (I-10) Freeway. The site is located within an urbanized area of southwest San Bernardino County, within the City of Upland. The site is bounded by industrial development to the north, commercial development to the east, a vacant lot to the south, and a self-storage facility to the west.

The College Commerce Center Specific Plan provides for a commercial/industrial development under the Commercial/Industrial (SP) Specific Plan designation contained in the adopted City of Upland General Plan. The Specific Plan contains development controls to provide the City of Upland with assurances that the site area will be built out as planned. To ensure that the design criteria are adhered to, a set of detailed designs are included within this document. These designs encompass project planning design, landscaping, architecture, signage, and lighting. Future phases of commercial/industrial development will reflect the same theme and design styles established in these detailed designs.

The proposed project consists of a specific plan which includes both retail commercial and light industrial uses totaling a maximum of 195,000 square feet. The retail commercial uses consist of four buildings fronting Arrow Route, with a maximum 50,000 total square feet (Building "A" - 12,250 s.f. x 2, Building "B" - 12,250 s.f. x 2). The industrial uses will consist of four buildings located behind the retail commercial buildings, with a maximum total of 155,000 s.f. (Building "C" - 30,000 s.f. x 2, Building "D" - 47,250 s.f. x 2). Attached buildings (i.e., Buildings A, B, and D) will be separated by a four hour fire wall.

Access to the site will be provided by one main cul-de-sac road (public) off Arrow Route at the center of the site. Buildings "A" and "B" will provide a minimum parking a ratio of a one space per 364 s.f.. Each Building "C" will have a minimum parking ratio of one space per 444 s.f.. Each Building "D" will provide a minimum parking ratio of one space per 667 s.f..

1.3 AUTHORITY

The authority for preparation of specific plans is found in the California Government Code, Section 65450, et seq. The law allows preparation of specific plans based on the General Plan, as may be required for the systematic execution of the General Plan and further allows for their review and adoption. Under this authority the Specific Plan may include the following:

- a. Regulations limiting the location of building and other improvements with respect to existing or planned rights-of-way.
- b. Regulations of the use of land and buildings, the height and bulk of buildings, and the open spaces about buildings.
- c. Street and highway naming and numbering plans in order to establish the official names of streets and highways, to remove conflicts, duplication and uncertainty among such names, and to provide an orderly system for numbering of buildings and properties.
- d. Such matters which will accomplish the purposes of this chapter, including procedure for the administration of such regulations.
- e. Such other measures as may be required to insure the execution of the General Plan.

2.1 PURPOSE AND INTENT

The purpose of the College Commerce Center Specific Plan is to allow for the development of a maximum of 195,000 square feet of commercial/industrial uses within the City of Upland. The commercial/industrial development shall replace an existing abandoned citrus grove and related structures. The Land Use Plan is consistent with the existing Commercial/Industrial (SP) designation for the site and will provide the permanent zoning for the site.

Specific Plan documents implement a City's General Plan through the provision of a more detailed version of the General Plan for a specified area. The Specific Plan articulates planning considerations and imposes regulations and/or controls for the project area. Responsible planning is ensured through the adoption of a development control mechanism that reflects thorough land use planning. A suitable development control mechanism is the Specific Plan, which when adopted by the City of Upland serves both a planning function and a regulatory function. It is the intent of this Specific Plan to:

- a. Create a high quality commercial/industrial development which provides tenants with the opportunity to own their own building.
- b. To allow deviations from the Upland Municipal Code, where appropriate, to increase architectural interest and meet the specific needs unique to the type of development proposed.
- c. Provide for development compatible with the surrounding commercial/industrial uses.
- d. To provide development guidelines so that each developer can develop individually around a central theme.
- e. To provide unity of architectural design and building materials.
- f. To provide coordinated interior traffic flow.

The adoption of the College Commerce Center Specific Plan will establish the type, location, intensity and character of development and the required infrastructure in order for development to occur. The Specific Plan will also guide development in order to respond to the physical constraints and environmental sensitivities of the site, coordinate the mix of land uses and provide plans for traffic circulation. To ensure that the design criteria are adhered to, detailed designs are incorporated herein.

2.2 PROJECT LOCATION AND SETTING

The City of Upland is situated in southwest San Bernardino County, California, adjacent to both Orange and Los Angeles Counties. Upland is approximately 45 miles east of downtown Los Angeles by freeway as shown on Exhibit 2-1. The College Commerce Center Specific Plan area is located in the southwest portion of the City of Upland, approximately one mile north of the San Bernardino Freeway (I-10). The 9.5-acre site is located on the north side of Arrow Route approximately 225 ft. west of Central Avenue, as shown on Exhibit 2-2. The site is occupied by an abandoned citrus grove and two residential units.

2.2.1 Project History

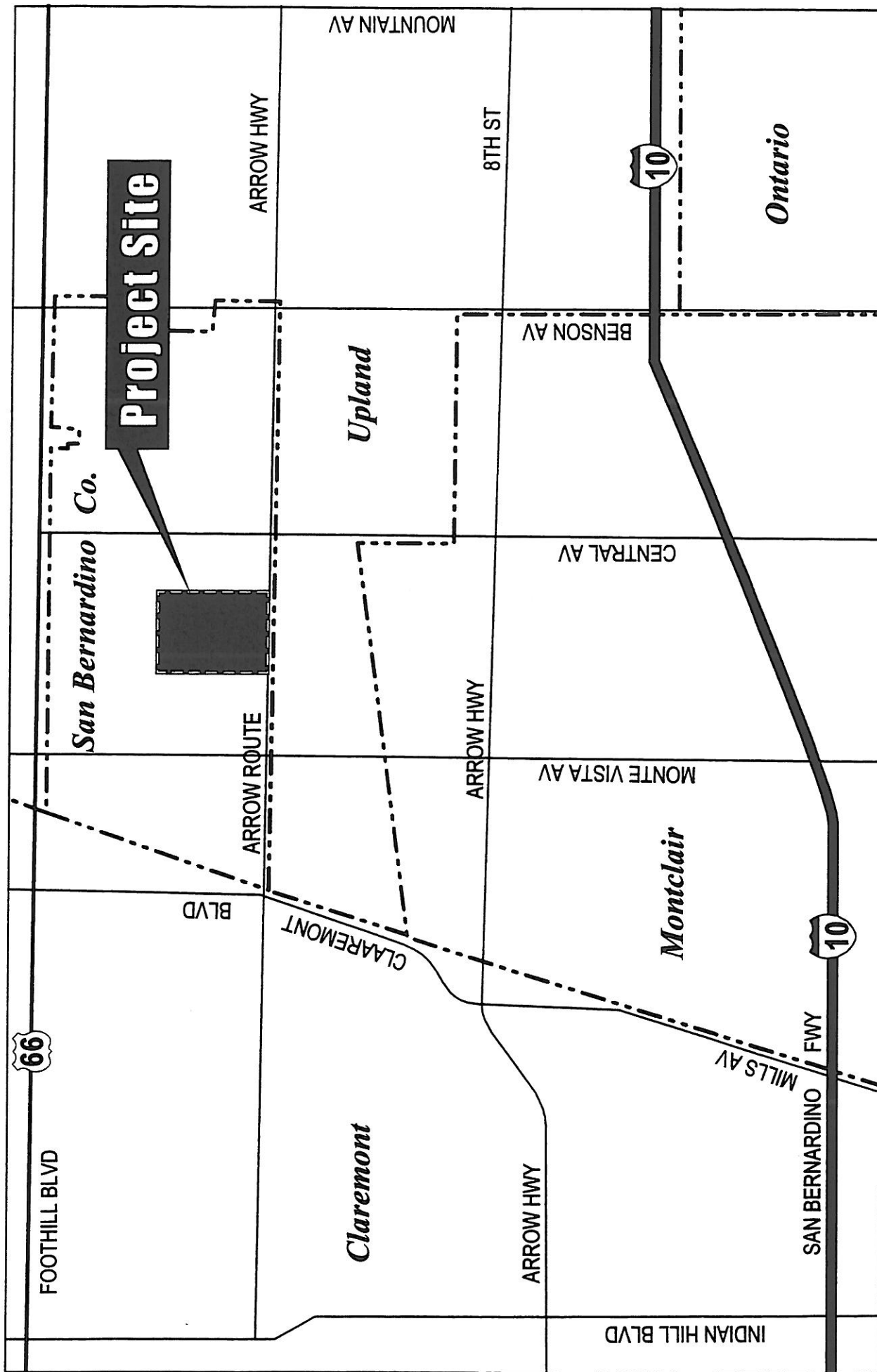
The property is was recently annexed to the City of Upland, and as a result, has no planning history within the City.

This Specific Plan was initiated upon the request of the owner of the property who presently wishes to have the property developed. The owner's representative and their consultants have worked in a coordinated effort with City staff to develop this Specific Plan.

2.2.2 Environmental Setting

The Specific Plan area is generally flat and lies at a surface elevation of approximately 1,000 feet above mean sea level. The 9.5-acre site is generally bounded by Arrow Route on the south, industrial development to the north, commercial development on the east, a vacant lot to the south, and a self-storage facility to the west.

Located approximately 1/4 mile to the west of the site, the San Antonio Creek Channel is the nearest drainage feature. The San Jose fault zone is located approximately 1.5 miles northwest of the project site.

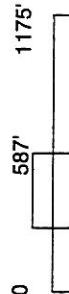


College Commerce Center
Specific Plan

Exhibit 2-2
VICINITY MAP



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2.3 PROJECT OBJECTIVES

The Specific Plan contains all components required by State law, as well as other components, design concepts, guidelines, and standards desired by the City to implement the General Plan. The objectives of this Specific Plan are to:

- Provide a comprehensive land use plan that designates the distribution, location, and extent of land uses, collector roadways, and public facilities within the Specific Plan area;
- Promote development consisting of the highest and best use of the site;
- Increase the availability of goods and services to Upland residents;
- Provide a high-quality commercial/industrial development of approximately 195,000 square feet ultimately in the City of Upland;
- Provide for general commercial uses to improve the tax base of the City of Upland.

2.4 AUTHORITY AND REQUIREMENTS**2.4.1 Authority for Specific Plans**

The authority to prepare, adopt, and implement Specific Plans is granted to the City of Upland by the California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457). As with General Plans, the Planning Commission must hold a public hearing before it can recommend adoption of a Specific Plan. The City Council may adopt a Specific Plan by either ordinance or resolution. The City of Upland will adopt the College Commerce Center Plan by Ordinance.

2.4.2 Requirements for Specific Plans

California Government Code Section 65451 sets forth the requirements for Specific Plans as follows:

A Specific Plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- 1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;*
- 2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal,*

energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;

- 3) *Standards and criteria by which improvements will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable, and*

A program of implementation measures including regulations, programs, public works projects and the financing measures necessary to carry out paragraphs 1, 2, and 3 above.

The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

The Specific Plan is a regulatory plan which will serve as the zoning for the subject property. Proposed development plans or agreements, tentative tracts or parcel maps, and any other development approval must be consistent with the Specific Plan. Projects which are found consistent with the Specific Plan will be deemed consistent with the City's General Plan.

2.5 RELATIONSHIP TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to the CEQA Guidelines, the City of Upland has prepared an "Initial Study" to determine if the College Commerce Center Plan would result in any significant environmental impacts and therefore would require preparation of an Environmental Impact Report (EIR). Based on the findings contained in Environmental Assessment Report No. EAR-1348, the City of Upland has determined that all potential impacts can be mitigated to a level of insignificance and that no EIR will be required. The Administrative Committee/Environmental Review Board (ERB) at its January 27, 1999 meeting indicated its support for Upland City Council's issuance of a Mitigated Negative Declaration for the proposed project. The City specifically finds that the initial study prepared with regard to the application(s) has been prepared in compliance with the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, and, further, said Negative Declaration reflects the independent judgement of the City of Upland.

3.1 PURPOSE AND INTENT OF THE DEVELOPMENT PLAN

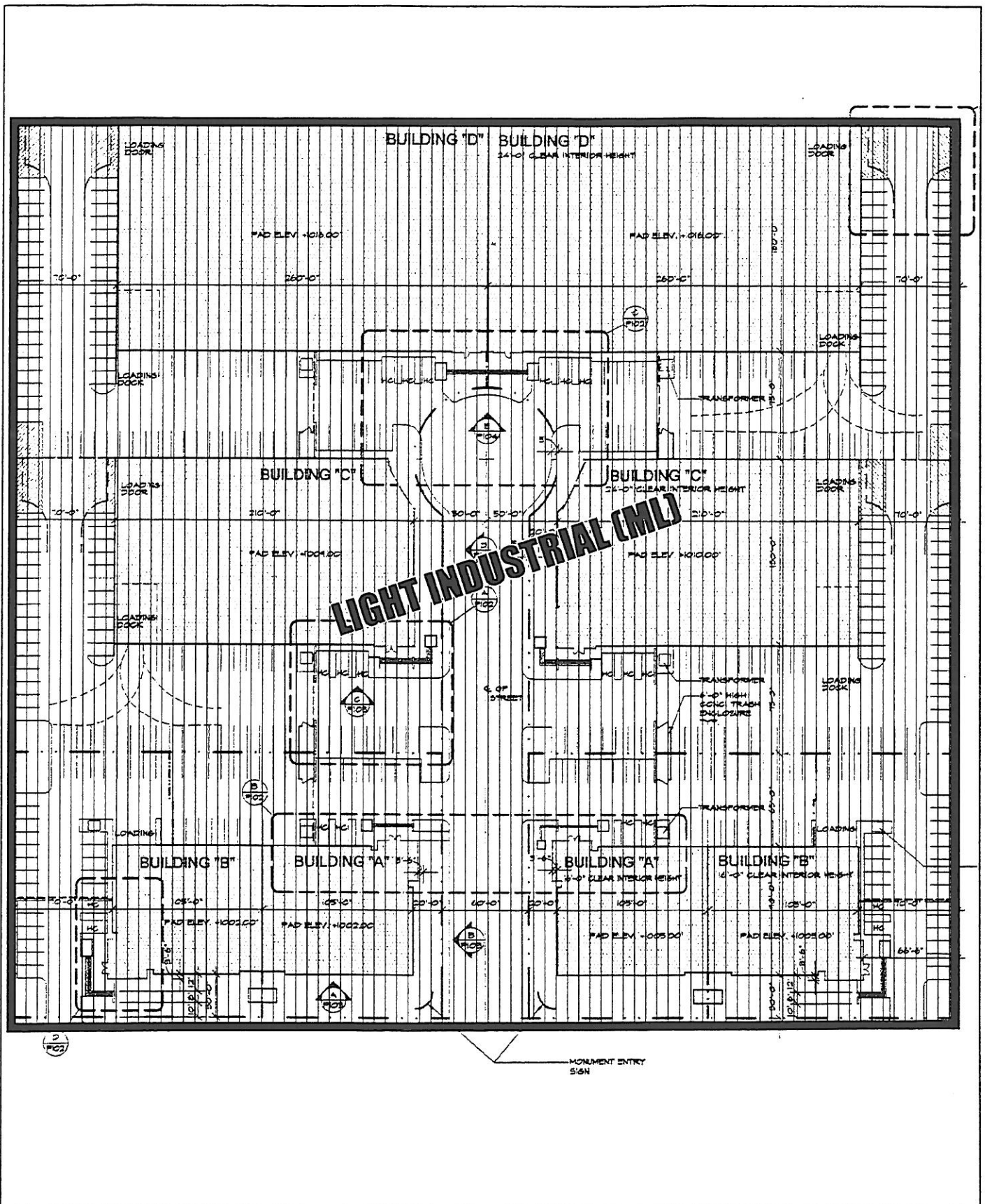
The purpose of the College Commerce Center Specific Plan is to assure quality commercial/industrial construction through the development regulations and design guidelines contained herein. The intent of the specific plan and its regulations is to provide development criteria to guide the developer(s) and the City of Upland in the design of a new commercial/industrial development. This section contains a description of the goals, objectives and policies for the College Commerce Center Specific Plan combined with various plan components. These components provide the rationale for the development regulations found in Section 4.0, Development Regulations.

The development plan has been derived from input from the applicant's civil engineer, land planners, architects, landscape architects and the City of Upland staff. As a result, the plan addresses development-related issues in the form of proposed physical improvements, guidelines for future development, technical data, implementation procedures and regulations.

3.2 LAND USE PLAN

The College Commerce Center Specific Plan proposes a mix of commercial and light industrial land uses to ultimately replace the existing vacant parcel. The plan also provides for landscaping and parking. As depicted in the Land Use Plan, Exhibit 3-1, and summarized in Table 3-1, one land use category has been identified for the College Commerce Center Specific Plan as follows:

- Light Industrial (ML) - development of industrial uses which include fabrication, manufacturing, assembling or processing of materials that are in already processed form and which do not in their maintenance, assembly, manufacture or plan operation create smoke, gas, odor, dust, sound, vibration, soot, or lighting to any degree which might be termed obnoxious or offensive to persons residing in or conducting business in either this or any other zone of the city. In addition, limited commercial uses related to the use of the highway and other types of drop-in trade are allowed.



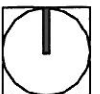
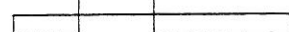
College Commerce Park
Specific Plan

Exhibit 3-1
LAND USE PLAN



CT Realty Corporation

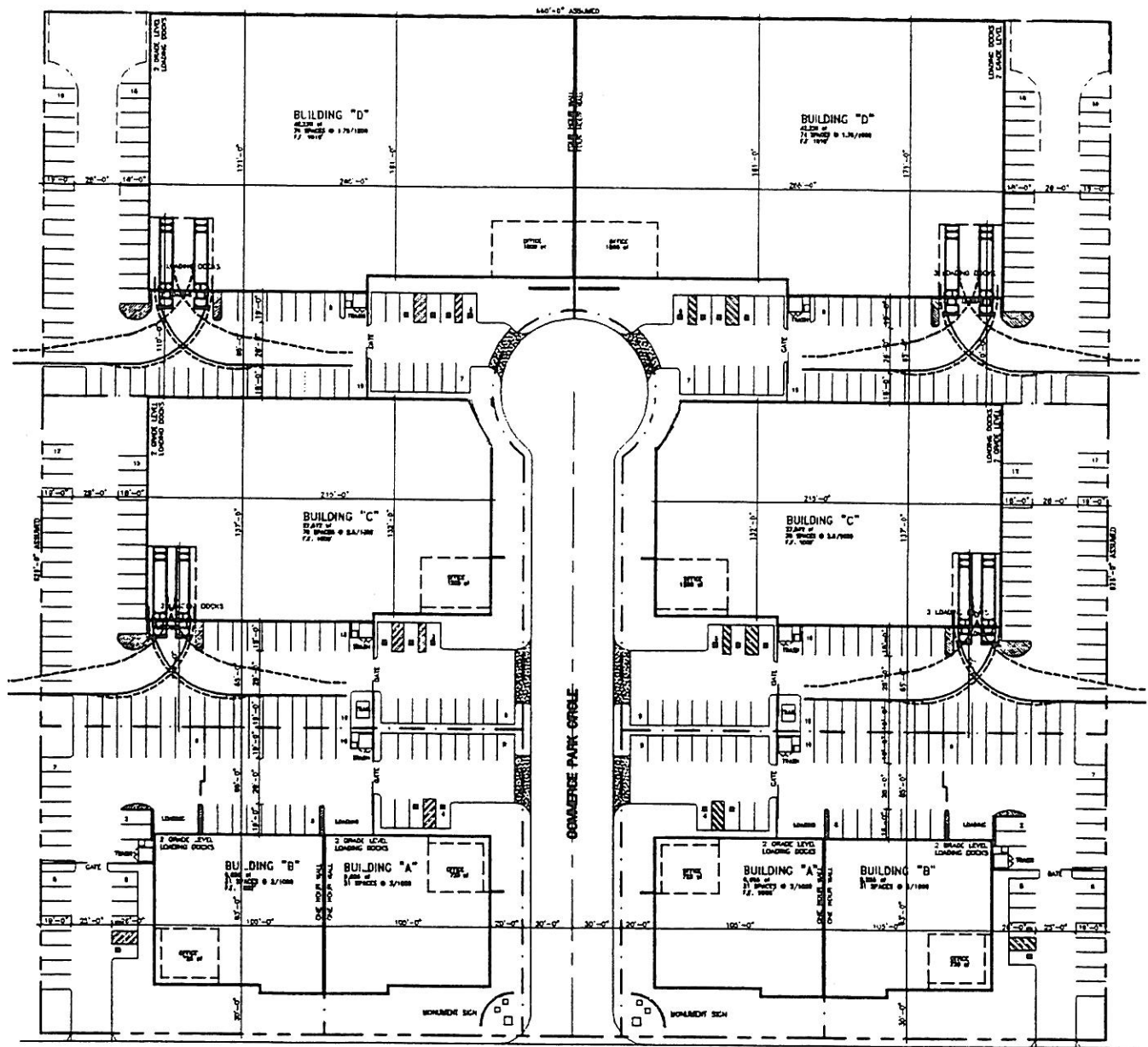
NO SCALE



| Table 3-1 Land Use Plan Summary | | | | |
|---|---------|------------------|---------------------------------|--------------------------|
| Specific Plan Designation | Acreage | Building (x2) | Parking Ratio 1 space/# s.f. | Maximum Building Size |
| Light Industrial | 2.87 | A | 364 | 25,000 s.f. |
| | | B | 364 | 25,000 s.f. |
| | 6.63 | C | 444 | 60,000 s.f. |
| | | D | 667 | 95,000 s.f. |
| Total: | 9.5 | | 460 (average) | 195,000 s.f.* |
| Notes: * Although individual buildings may have a maximum square footage as shown in Table 3-1, overall square footage for the site may not exceed 195,000 square feet. Actual building square footage will be determined based on the amount of parking provided consistent with the minimum parking ratios contained herein. Outdoor storage will only be allowed when there is parking in excess of the required parking ratios. | | | | |

The proposed College Commerce Center Specific Plan includes both commercial and light industrial uses. As shown on Exhibit 3-2, the proposed site plan consists of eight buildings on eight parcels. The proposed site plan consists of two identical building layouts which are bisected by a proposed cul-de-sac off of Arrow Route to the south. Limited commercial uses would be allowed on the southern portion of the property adjacent to Arrow Route within Buildings "A" and "B," generally consisting of "showroom" retail. As defined in Section 7.3 of this Specific Plan, "showroom" retail consists of low intensity retail uses which are ancillary to the primary warehouse use of the building, whereby customers can enter the showroom and select the product from a catalog. Showroom retail buildings are desirable for the sale of items such as carpet, tile, light fixtures, plumbing fixtures, doors, windows, gates, furniture, fountains, fences, spas, etc. Other uses consistent with Light Industrial (ML) zoning are proposed on the interior of the site and consist of Buildings "C" and "D." Main access to the site is provided by an internal cul-de-sac road off of Arrow Route and two additional access points located at the west and east ends of the property. Total square footage within the Specific Plan area may not exceed 195,000 square feet.

The total project is designed to provide a range of commercial and industrial opportunities within the City of Upland. The proposed land uses will provide additional job opportunities for Upland residents. The Light Industrial designation will provide additional opportunities for businesses to locate and/or expand within the City of Upland while maintaining compatibility with the surrounding land uses. The development standards and design guidelines work to create a functional and visually pleasing development. The project is designed as a planned development with all the land uses integrated with the proper circulatory infrastructure, aesthetics, development standards, and design guidelines.



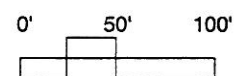
ARROW ROUTE

College Commerce Center
Specific Plan

Exhibit 3-2
PROPOSED SITE PLAN



CT Realty Corporation



Buildings "A" and "B" are located on the southern portion of the property adjacent to Arrow Route. A total of four buildings are proposed along Arrow Route. Buildings "A" and "B" are separated by a four-hour fire wall and may be held under separate ownership. Each Building "A" and "B" may consist of up to 12,250 square feet for a total of 50,000 square feet. Buildings "A" and "B" will have a minimum parking ratio of one space per 364 square feet. Allowable uses include retail commercial and durable sales goods, tourist-related commercial, administrative and professional offices, commercial activities, business support services, food establishments, and all other uses allowed within Buildings "C" and "D."

Buildings "C" and "D" are located on the northern portion of the property on the interior of the site. A total of four buildings. Buildings "C" consist of two separate 30,000 square foot buildings. Buildings "D" are separated by a four-hour fire wall and may be held under separate ownership. Each Building "D" consists of a maximum of 47,500 square feet. Total square footage within Buildings "C" and "D" is a maximum of 155,000 square feet. A minimum parking ratio of one space per 444 square feet will be provided for Building "C." A minimum parking ratio of one space per 667 square feet will be provided for Building "D." These areas are appropriate for limited industrial operations such as research and development, processing, assembly, and/or storage of products and, in some instances, limited retail "on-sale" of such products.

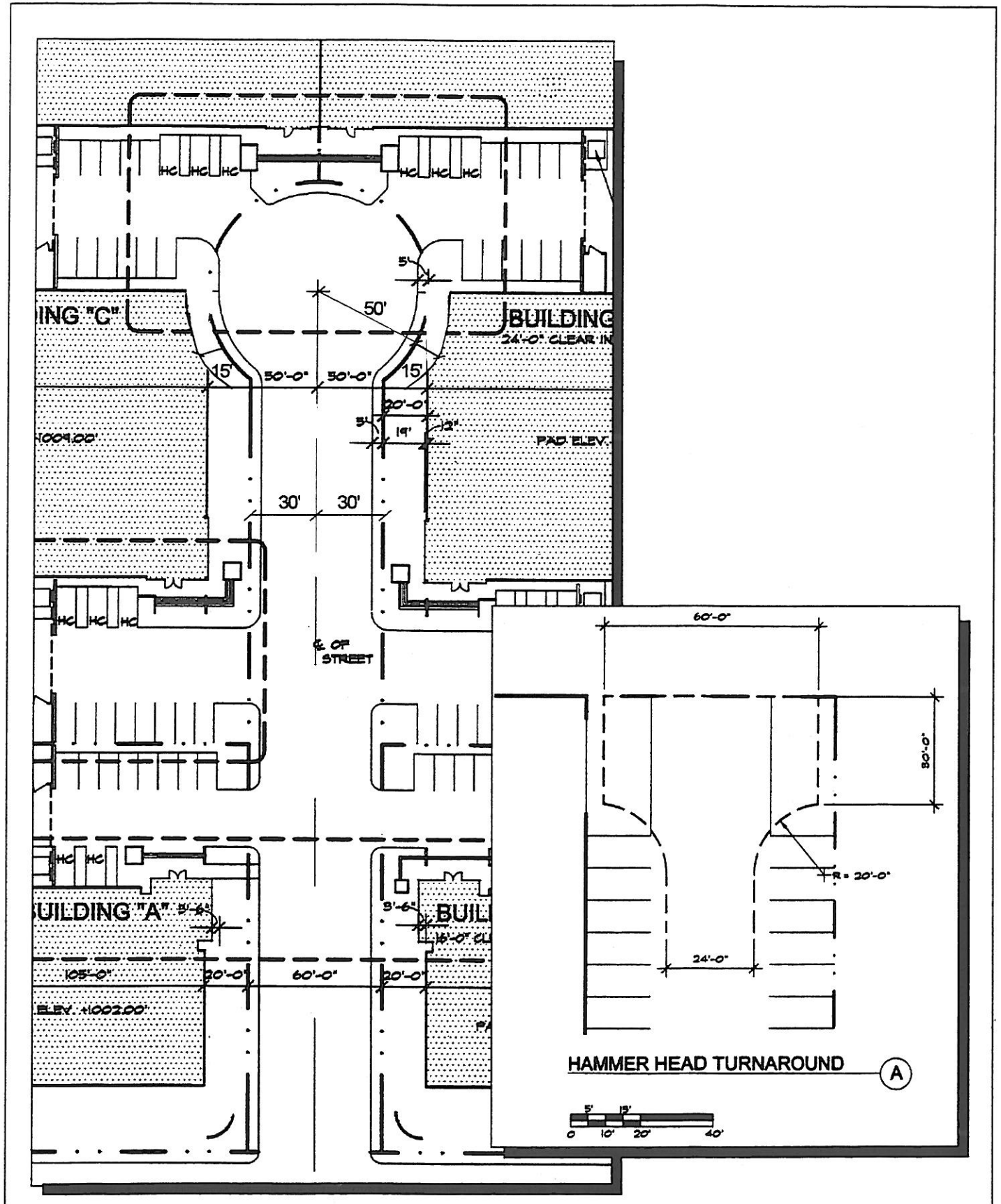
3.3 CIRCULATION PLAN

The College Commerce Center Specific Plan establishes the layout of a circulation system and design standards for vehicular and pedestrian movement which is integrated with off-site arterials. The Circulation Plan responds to the needs of the development and takes into consideration drainage patterns and adjacent development. As shown on Exhibit 3-3, the proposed circulation network consists of an internal cul-de-sac road off of Arrow Route. The cul-de-sac provides a 60-foot right-of-way. The turn-around at the end of the cul-de-sac has a 50-foot radius to the right-of-way line.

Two additional access points off of Arrow Route are provided at the east and west end of the property. Directly north of each access point is a hammer head turn-around which provides access to a loading door serving each Building "D." The dimensions of the hammer head turn-around is also shown on Exhibit 3-3.

3.4 PUBLIC UTILITY PLAN

This section will describe the concept for the collection and disposal of project wastewater and for the distribution of water supplies to service the development. The distribution of dry utilities including gas, electrical and telephone services are also described. All utilities, wet and dry, will be underground. All off-site utility improvements shall be constructed per City of Upland standards and as approved by the Public Works Director.

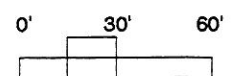


College Commerce Center
Specific Plan

Exhibit 3-3
CIRCULATION DETAIL



CT Realty Corporation



3.4.1 Sewer Plan

The City of Upland currently provides sewage disposal services. The site will be served by a proposed VCP sewer main. An existing 8-inch sewer stub has been constructed at the intersection of Arrow Route (10th St.) and Central Ave. for a westerly extension of the City of Upland's existing sanitary sewer system. Approximately 600 linear feet of 8-inch sewer line is proposed to be constructed within Arrow Route to serve the proposed development. An additional 400 linear feet of 8-inch sewer line will be constructed northerly within the project boundary to service the individual parcels.

3.4.2 Water Plan

The City of Upland shall satisfy the water service requirements of the project site. An existing 10" water line is available within the Arrow Route right-of-way across the entire property frontage. The configuration of the proposed main line required to service the individual parcels will be determined during the design phase. The proposed water system may need to be designed as a looped system to fulfill the development demands and fire protection requirements.

3.4.3 Drainage Plan

The undeveloped site currently drains from north to south at an approximate gradient of 3 to 4 percent. Although an on-site hydrology study has yet to be prepared for the developed site, preliminary studies indicate that the drainage will be picked up by proposed catch basins along the southerly edge of the proposed development. The proposed drainage system will then be discharged into an existing 84-inch RCP that drains westerly within the Arrow Route right-of-way.

3.4.4 Dry Utilities Plan

Southern California Gas Company and Southern California Edison Company shall satisfy the gas and electrical requirements of the project site, respectively. Pacific Bell shall provide telephone service. Presently, there are underground electrical, telephone, and gas facilities available to serve the site along Arrow Route. Upon construction, all parcels will be provided with underground connections to electrical, telephone and gas services by the developer.

**4.1 *PURPOSE AND INTENT OF DEVELOPMENT
REGULATIONS AND PROCEDURES***

The College Commerce Center Specific Plan is designed to promote a quality development through innovative designs and specific attention to quality details. The purpose and intent of these development regulations is to provide development criteria to guide the developer(s) and the City of Upland in the design of new commercial and industrial uses.

These regulations will serve as the primary mechanism for implementation of these land uses. The regulations contained herein provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility between land uses. Principal land use designations for the Specific Plan shall be as follows:

- Light Industrial (ML)

For reference, the location of this land use designation is shown in Exhibit 3-1, Section 3.0.

4.2 GENERAL REGULATIONS**4.2.1 Definitions of Terms**

The meaning and construction of words, phrases, titles, and terms used in this Specific Plan shall be the same as provided in Upland Municipal Code Section 1294, Chapter 9402, Definitions, except as otherwise specifically provided herein (see Specific Plan Section 7.3, Definitions).

4.2.2 General Plan Consistency

The College Commerce Center Specific Plan is consistent with all elements of the City of Upland General Plan, as amended. Please refer to the Appendix for a complete discussion of General Plan consistency.

4.2.3 Zoning Code Consistency

This Specific Plan regulates all development within College Commerce Center Specific Plan area. In cases where sufficient direction for interpretation of these regulations is not explicit in this text, the Upland Municipal Code shall provide direction, as determined by the Community Development Director. In case of differences between this Specific Plan and the Upland Municipal Code, the provisions and standards set forth in the Specific Plan shall prevail.

4.2.4 Building and Construction Codes Consistency

All construction and development within the Specific Plan shall comply with applicable provisions of the Uniform Building Code (UBC) and the various related Mechanical, Electrical, and Plumbing Codes, the Grading and Excavation Code, and the Subdivision Code as currently adopted by the city Council. In case of a conflict between the specific provisions of the codes identified above and the provisions of these regulations, the provisions of those Codes shall prevail.

4.2.5 Council Declaration/Severability

If any portion of these regulations is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions of this Specific Plan.

4.2.6 Grading

Grading plans for all projects in the College Commerce Center Specific Plan area shall be consistent with applicable City of Upland codes and ordinances, and the most recent version of the UBC (for seismic criteria) as adopted by the City of Upland.

Grading shall be permitted within the Specific Plan area, and outside the immediate Specific Plan area for the grading of public roads, infrastructure, and other development-related improvements.

4.2.7 Public Utilities

Public utility buildings, structures, and facilities including, but not limited to, electrical, water, sewage, telephone and their storage, distribution, treatment and/or production required to carry out development are permitted in all areas of the site.

4.3 LIGHT INDUSTRIAL (ML)

4.3.1 General Regulations

The provisions of Chapter 9470, "Industrial Zones - General" of the Upland Municipal Code shall apply for any industrial use irrespective of the zone in which located, except as contained herein or as otherwise specifically provided in the zoning chapter pertaining to such classification. In case of differences between this Specific Plan and the Upland Municipal Code, the provisions and standards set forth in the Specific Plan shall prevail.

4.3.2 Description and Purpose

The "ML" light industrial zone is intended to provide for the development of industrial uses which include fabrication, manufacturing, assembling or processing of materials that are in already processed form and which do not in their maintenance, assembly, manufacture or plan operation create smoke, gas, odor, dust, sound, vibration, soot, or lighting to any degree which might be termed obnoxious or offensive to persons residing in or conducting business in either this or any other zone of the city. In addition, limited commercial uses related to the use of the highway and other types of drop-in trade are allowed. Limited commercial uses would be allowed on the southern portion of the property adjacent to Arrow Route within Buildings "A" and "B," generally consisting of "showroom" retail. As defined in Section 7.3 of this Specific Plan, "showroom" retail consists of low intensity retail uses which are ancillary to the primary warehouse use of the building, whereby customers can enter the showroom and select the product from a catalog. Showroom retail buildings are desirable for the sale of items such as carpet, tile, light fixtures, plumbing fixtures, doors, windows, gates, furniture, fountains, fences, spas, etc. Other uses consistent with Light Industrial (ML) zoning are proposed on the interior of the site and consist of Buildings "C" and "D."

4.3.3 Permitted Primary Uses and Structures (Buildings "A" and "B")

Any use which is allowable within Buildings "C" and "D."

Commercial:

Building materials store

Dairy products store

Electrical appliance store.

Feed and fuel stores (all within an entirely enclosed building) (retail only).

Florist Shop.

Frozen food lockers (retail only).

Furniture stores.

Grocery, fruit and vegetable store.

Home Improvement

Ice storage houses (limit capacity to five (5) tons).

Pharmacy.

Photography and camera shop.

Photographic supplies and processing.

Radio and television store and repair.

Showroom retail.

Offices:

Business and professional offices (excluding telemarketing).

Services:

Beauty shop for pets.

Dance studios.

Dry cleaners.

Printing shop.

And such other uses as the administrative committee or the planning commission may deem to be similar to those listed above and which are related to highway use or service. Such uses shall not be obnoxious to surrounding property or be specifically listed in a less restrictive zone. (Ord. No. 1388, § 10, 10-20-86; Ord. No. 1542, § 2, 8-10-92; Ord. No. 1558, § 4, 8-24-92; Ord. No. 1571, § 9, 4-12-93)

Conditional Use Permit required:

Restaurant/Delicatessen

4.3.4 Permitted primary uses and structures (Buildings “C” and “D”)

The following uses, grouped by code in accordance with the Southern California Association of Governments (SCAG) classification of Land Use (1968 edition), and buildings and structures, therefore, may be permitted in the “ML” zone subject to all provisions of this chapter. (NOTE: Appropriate SCAG classification of Land Use (CLU) codes enclosed in parentheses of each subsection herein).

Manufacturing industries: The following industries for the compounding, fabrication, processing, assembly or packaging of finished or semi-finished products from previously prepared materials may be permitted, provided that all uses shall be conducted wholly within a building, and shall be maintained in such a manner that they are neither obnoxious, offensive nor hazardous by reason of emission of dust, odor, smoke, gas, noise, vibration, radiation, electrical disturbance or other similar causes detrimental to the public health:

Food and kindred products: All Code 21 industries excepting categories involving the processing of meat products (211), seafood products (213), the brining or pickling of products (213) or the rendering of fats and oils (210).

Textile mill products: All Code 22 uses.

Apparel and other finished products made from fabrics, leather, and similar materials: All Code 23 uses, excepting leather tanning (2361).

Lumber and wood products (except furniture): Prefabrication of buildings and structural members (2433), construction of containers (2440), and #2499 lumber and wood product uses.

Furniture and fixtures: All Code 25 uses.

Paper and allied products: All Code 26 uses excepting processing of paper pulp (261).

Chemicals and allied products: All drug products (283), perfumes, cosmetics and other toilet preparations (2844), paints, varnishes, lacquers, enamels and allied products (285) not employing a boiling process, and the mixing of agricultural chemicals (2873).

Rubber and miscellaneous plastic products: Miscellaneous plastic products (3140) and other fabricated rubber products (3190) only.

Fabricated metal products: All Code 34 uses.

Professional, scientific and other precision instruments and products: All Code 35 uses.

Miscellaneous manufacturing: All Code 39 uses, excepting match (3993) or similar manufacturing.

Retail trades: The following specialized retail trades may be permitted in the "ML" zone as primary permitted uses:

Building materials, hardware, farm equipment and supplies: All Code 52 uses are permitted.

Marine craft, aircraft and accessories: All Code 5591 (Marine craft) and 5592 (Aircraft) uses.

Personal services: The following personal services (Code 62) are permitted:

Business services: All Code 63 uses excepting employment services (636).

Repair services: The following repair services are permitted:

Electrical appliance repair and service.

Contract construction services: All Code 66 uses are permitted.

Uses not classified elsewhere: Such other uses which the planning commission, upon recommendation of the administrative committee, deems to be similar to and no more objectionable than those listed above in nature and not listed in a less restrictive zone.

4.3.5 Permitted accessory uses and Structures

The following accessory structures and uses may be permitted in the “ML” zone provided any such uses are clearly incidental to a primary permitted use, except as may otherwise be permitted herein.

Retail sales as an incidental use to primary permitted manufacturing or wholesaling uses. Direct sales to the ultimate consumer of items which are either fabricated, processed, or assembled on the premises, or which are part of a wholesale operation may be permitted subject to review and approval of the administrative committee and compliance with all of the following:

Any such direct sales shall be maintained only as an incidental use to the primary permitted use.

All items for direct sale shall be of a limited and specialized product line (e.g., offering a narrow range and selection of products for direct sale).

No products shall be imported for purposes of direct sale, except as may be specifically approved by the administrative committee upon proper application thereto, and subject to findings that the sale of any such products is not violative of either the spirit or intent of limitations of retail sales.

Advertising shall be consistent with that of industrial operations and no displays, signs, flags, banners, spotlights, searchlights or other advertising devices at variance with permitted industrial advertising criteria shall be permitted unless approved by the Administrative Committee.

Any such retail sales shall not generate either pedestrian, vehicle traffic, or parking demand which would be either detrimental to industrial operations in the environs, create traffic conflicts to the general public, or result in overcrowded parking conditions either on-site or in the immediate environs.

Retail sales businesses not in conjunction with manufacturing or wholesale operations: Limited types of retail businesses, characterized by the generation of low volumes of pedestrian and vehicular traffic and other variables compatible with limited industrial operations, may be permitted in the “ML” zone when not in conjunction with a manufacturing or wholesale use subject to review and approval by the administrative committee in compliance with all provisions of this chapter and the following findings:

That the nature of such retail use is compatible with, and should not prove detrimental to, or adversely affect, the conduct of any industrial use permitted within the Specific Plan area, and

is not likely to generate either pedestrian or traffic conflicts with any industrial use permitted within the Specific Plan area, nor result in overcrowded parking conditions either on-site or in the environs.

That such retail operation is limited to the sale of a specialized product line comprised of high bulk, low sales volume items such as household furniture (251), office furniture (252), floor coverings (5712), auto body or truck camper shells and the like, and, either individually or cumulatively, will not be anticipated to result in the retail sales of a wide variety of general merchandise in any industrial park.

That all retail sales businesses within the Specific Plan area, either singly or in combination, shall be maintained as incidental uses to the primary permitted use of the Specific Plan for the compounding, fabrication, processing, assembly, and/or packaging of finished or semi-finished products, and shall not be so expanded as to constitute the primary use of such premises.

That the nature of such retail use does not require, necessitate or warrant commercial signing or other advertising intended to attract volumes of either pedestrian or vehicular traffic uncharacteristic of industrial facilities.

Provided, however, that the administrative committee, in approving any such use in compliance with the findings set forth hereinabove, may impose such conditions for approval of such use as deemed reasonable and necessary to protect the public health, safety and welfare and provide for the proper protection of the city's industrial base.

Provided, further, that any determination of said committee is appealable to the planning commission in compliance with procedures set forth for appeals from administrative committee determinations.

Accessory buildings and/or structures: Clearly incidental to the primary use of the premises.

Outdoor storage areas: For materials, products or equipment necessary to the conduct of the primary permitted use(s) of the premises, provided any such areas are satisfactorily screened from public view and the height of any such storage does not exceed the height of any required and/or permitted screening.

Such additional accessory buildings or structures as the administrative committee may determine as being clearly incidental to, and necessary for, the conduct of the primary permitted use.

4.3.6 Conditional uses and structures

In addition to the provisions of Section 9470.050 of the Upland Municipal Code the following uses shall also require a Conditional Use Permit (CUP):

Ambulance service (with incidental hospital equipment rental and sales).

Animal hospitals and shelter.

Banks.

Communications facilities: Telephone (471), telegraph (472) or radio (473) transmitting or relay stations, excluding radio or television broadcasting studios and recording or sound studios (Ref. Conditional uses).

Recreation club (private).

Retail trades: Such retail trades which, although may be determined to be inappropriate to allow as a permitted use within an "ML" zone, in general, due to use characteristics normally held to be compatible with industrial operations, may be determined to be suitable on a particular site and location within such zone.

4.3.7 Prohibited uses and structures

In addition to the provisions of Section 9470.060 of the Upland Municipal Code the following uses shall also be prohibited:

Residential uses and mobile home parks as provided in Section 9470.060.010.

Petroleum refining and related industrial (Code 29).

Manufacture of rubber or plastics from raw materials (Code 31).

Food and kindred products: The processing of meat products (211), brining or pickling operations (213), and the rendering of fats or oils (210).

The manufacture of soaps, detergents, fertilizers, or explosives.

Primary metal industries: All Code 33 uses.

Department stores (531), variety stores (5330) and other general merchandise retail stores.

Manufacture of matches (3993).

Animal stock yards (6372).

Leather tanning and finishing (2361).

Such other uses not specially listed herein above, which may separately be found to have use characteristics detrimental, obnoxious or offensive to the environs in which such use is proposed to be located.

Adult businesses as defined in Upland Municipal Code Chapter 9490.1.

Auto repair and/or service uses.

4.3.8 Site development standards

The provisions of Section 9470.100 of the Upland Municipal Code shall apply, excepting as otherwise specified herein.

4.3.9 Building site requirements

1. Minimum lot area:
No requirements.
2. Minimum lot width:
No requirement.
3. Minimum lot depth:
One hundred (100) feet.
4. Maximum lot coverage:
No requirement.

4.3.10 Structural setbacks and yards

Excepting as provided in Section 9473.104 of the Upland Municipal Code, "Structural Setbacks and Yards-Exceptions," all lots shall have front, side and rear yards open and unobstructed from the ground to the sky of a minimum depth and area as provided herein:

Arrow Route Frontage: Thirty (30) feet of which the first ten (10) feet of which shall be landscaped. To increase architectural variation and interest, up to fifty (50) percent of the building frontage may extend an additional five (5) feet into the Arrow Route front yard setback. Front yard may be used for parking.

Other Street Frontages: All other public street frontages shall be fifteen (15) feet from the property line, of which a minimum of five (5) feet shall be landscaped. The remaining ten (10) feet may be used for parking.

Side yard. For side yards located adjacent to the Specific Plan boundary: No requirement. Side yards located on the interior of the Specific Plan area: No requirement. Side yard may be used for parking. If the side yard is on an alley, it may be used for loading.

Side yard may be used for parking and loading. Said side yard may also be used for storage, providing the entire storage area shall be enclosed by a solid masonry wall not less than five (5) feet nor more than six (6) feet in height, and that no materials stored be at a height greater than the height of the enclosing wall.

Rear yard. No requirement. Said rear yard may be used for parking. If said rear yard is on an alley, it may be used for loading.

Said rear yard may be used for parking and loading. Said rear yard may also be used for storage, providing the entire storage area shall be enclosed by a solid masonry wall not less than five (5) feet nor more than six (6) feet in height, and that no materials stored be at a height greater than the height of the enclosing wall.

The entire rear yard area enclosed by the wall may be used for parking or storage, providing that no materials stored in said yard be at a height greater than the height of the enclosing wall.

4.3.11 Required fences, walls and landscaping

The provisions of Section 9470.106 of the Upland Municipal Code, "Required Fences and Walls-General" and Section 9473.103 of the Upland Municipal Code, "Structural Setbacks and Yards" shall apply.

4.3.12 Structural height limitations

Maximum structural height. Fifty-five (55) feet or four (4) stories, except as provided in Section 9470.107 of the Upland Municipal Code.

4.3.13 Required structural separations

Minimum distance between buildings: No requirement.

4.3.14 Vehicle parking and loading requirements

The provisions of Section 9470.109 of the Upland Municipal Code, "Vehicle Parking and Loading Requirements-General," Section 9473.103 of the Upland Municipal Code, "Structural Setbacks and Yards," and the following shall apply:

Minimum number of required parking spaces:

Building "A": one parking space per 364 square feet
Building "B": one parking space per 364 square feet
Building "C": one parking space per 444 square feet
Building "D": one parking space per 667 square feet

Each individual property shall be self-sufficient in terms of parking and circulation. Outdoor storage will only be allowed when their is parking in excess of the required parking ratios.

Note: If office uses are proposed, office uses shall be parked at a minimum parking ratio of one parking space per 250 square feet with the balance of the site being parked at a minimum of one parking space per 1,000 square feet.

4.3.15 Landscape Requirements

The provisions of Chapter 9410 of the Upland Municipal Code shall apply.

4.3.16 Sign regulations-advertising and identification

The provisions of Section 9470.110 of the Upland Municipal Code shall apply.

4.3.17 Development review and permits

The provisions of Section 9470.120 of the Upland Municipal Code shall apply.

4.3.18 Amendments, conditional use permits and variances

The provisions of Section 9470.140 of the Upland Municipal Code shall apply.

4.3.19 Penalties for violations

Any person, firm or corporation whether as principal, agent, employee or otherwise, violating any of the provisions of this chapter, shall be guilty of an "infraction" as defined in the Upland Municipal Code and shall be subject to all penalties for infractions as provided in Section 1200 of said Code.

Provided, further, that if any infraction is determined to regularly generate either pedestrian or vehicular traffic and/or parking conditions in conflict with any other use or uses permitted in the Specific Plan area, or in the event the operation of said use violates the terms and conditions of the conditional use permit or term or condition prescribed by the Administrative Committee as a condition to the use, the operator of such use may be cited as determined by the Municipal Code to show cause why such use should not cease or desist and/or why the business license for said use should not be revoked.

In the event any such determination is made, the operator of any such use shall be given written notice of the time and place set for hearing before the city council on such order to show cause. Said notice shall be given not less than ten (10) days prior to any such hearing.

SECTION 4

DEVELOPMENT REGULATIONS AND PROCEDURES

The business use may either be terminated as a result of the hearing or be prescribed further terms and conditions upon which the use may continue to be monitored by the City staff on a probationary basis. In the event it is determined that the business shall terminate, then the business user shall cease to do business on the date specified. The remedy of the City as set forth in this section shall not be exclusive and the City shall be entitled to use any other remedies which it may now have or hereafter acquire governing the violation of the conditions under which the business users conduct their businesses on the said premises including, but not limited to, mandamus and the City's nuisance procedures.

5.1 PURPOSE AND INTENT OF THE DESIGN GUIDELINES

The College Commerce Center Specific Plan Design Guidelines are statements which express the desired character of future development for the project area. They are the design criteria which will be adhered to with each development proposal within the Specific Plan area, and apply to three main topical areas: architecture, signage, and landscape design. The developer(s) of each building within the project will be able to draw from this and expand upon these concepts in order to maximize the success of development consistent with market needs, aesthetic satisfaction, and community goals.

The Design Guidelines are intended to be implemented on a project-wide level. General design statements and guidelines have been established which may be applied project-wide to achieve an overall consistency and quality for such features as landscaping treatment and design quality. Included in this level are design standards for landscape features and streetscapes, down to such details as appropriate building mass and scale. This level also sets forth parameters for architectural design of commercial/industrial structures.

The purpose of the Design Guidelines is as follows:

1. To provide the City of Upland with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein; and
2. To provide guidance to City staff, Planning Commission and the City Council in the review of future development projects in the Specific Plan area.
3. To provide clear guidance to developers and property owners about the required quality and character of development.

The design guidelines which are contained in this document, have been developed as a method of controlling the overall design statement within the College Commerce Center Specific Plan area. The guidelines seek to achieve a cohesive design fabric in those areas of the development where continuity is desirable.

5.2 ARCHITECTURAL GUIDELINES

The purpose of establishing Architectural Design Guidelines is to establish the development criteria at the project level to assure a unified environment with a master planned design. The intent is not to require rigid adherence to a particular architectural style on each and every structure or to limit the range of materials or colors used throughout. More correctly, these guidelines should be used to achieve continuity and establish a larger visual context. The following is the architecture proposed for the project site.

The selection of an architectural style is meant to fulfill two specific goals. The first goal is to establish a sense of place within the City of Upland. This can be accomplished by utilizing a singular and recognizable architectural style within which all structures, signage and lighting will be designed. Each element of the project will thus have an identifiable relationship with the total designed environment. The second goal is to respond to the orientation and the warm semi-arid nature of the area. Attractive, durable, high quality materials with sensible attention to maintenance will be used.

College Commerce Center is designed to provide an integrated commercial/industrial project of buildings for sale or lease. The design intent is to provide a subdued direct palate of building materials with accent color to give each identity, utilizing a combination of graphics, landscape and building color to set a standard of quality. Conceptual architectural elevations of the proposed buildings are shown on Exhibits 5-1 and 5-2.

For aesthetic reasons, buildings will not include loading doors. Buildings A and B shall be oriented toward Arrow Route.

5.2.1 Exterior Building Materials

- a. In order to visually enhance the proposed structures, concrete walls within public viewing areas will be accented by reveals within the concrete 3'0" on center for the base of the buildings along street facades. The base will be painted "Pillar" equivalent to ICI #719. The cap will be painted "Antique White," ICI #2001. Accents colors will be painted at the building entry and window areas and truck wells.

Accent Colors are:

Pacific Pines IC #911
Casaba Melon ICI #486
Sky Rocket Red ICI #170

Location of Accent Color:

Building A - ICI #911
Building B - ICI #170
Building C - ICI #486
Building D - ICI #170

All colors as manufactured by ICI Paints.

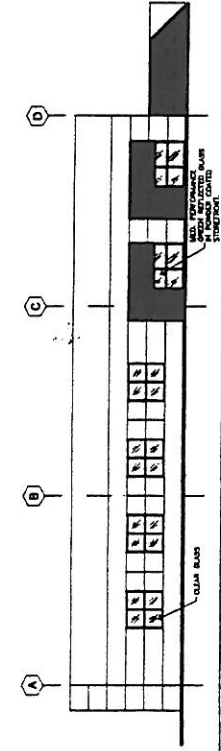
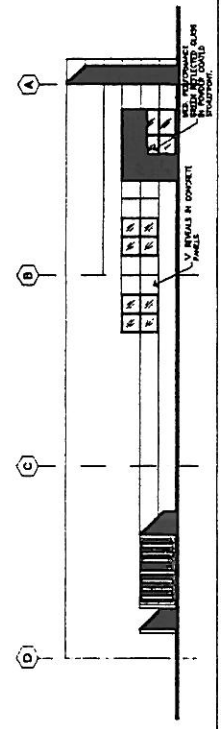
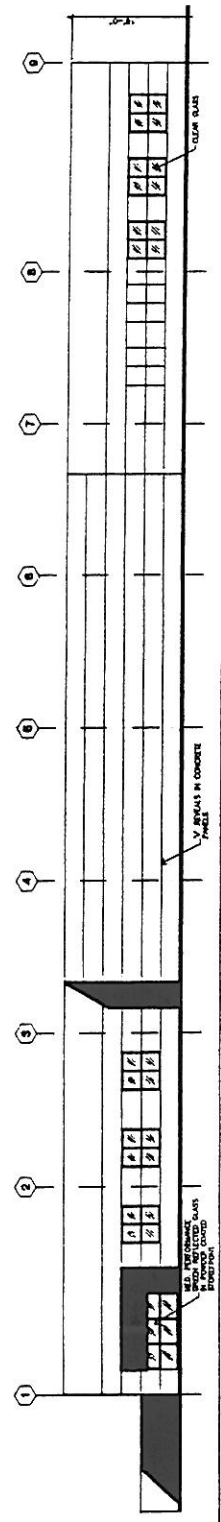
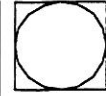
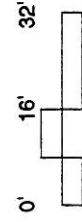
Primary building colors - All buildings
Upper portion - Antique White ICI #2001
Lower portion - Pillar ICI #719

Exhibit 5-1 ARCHITECTURAL ELEVATIONS

College Commerce Center
Specific Plan



CT Realty Corporation



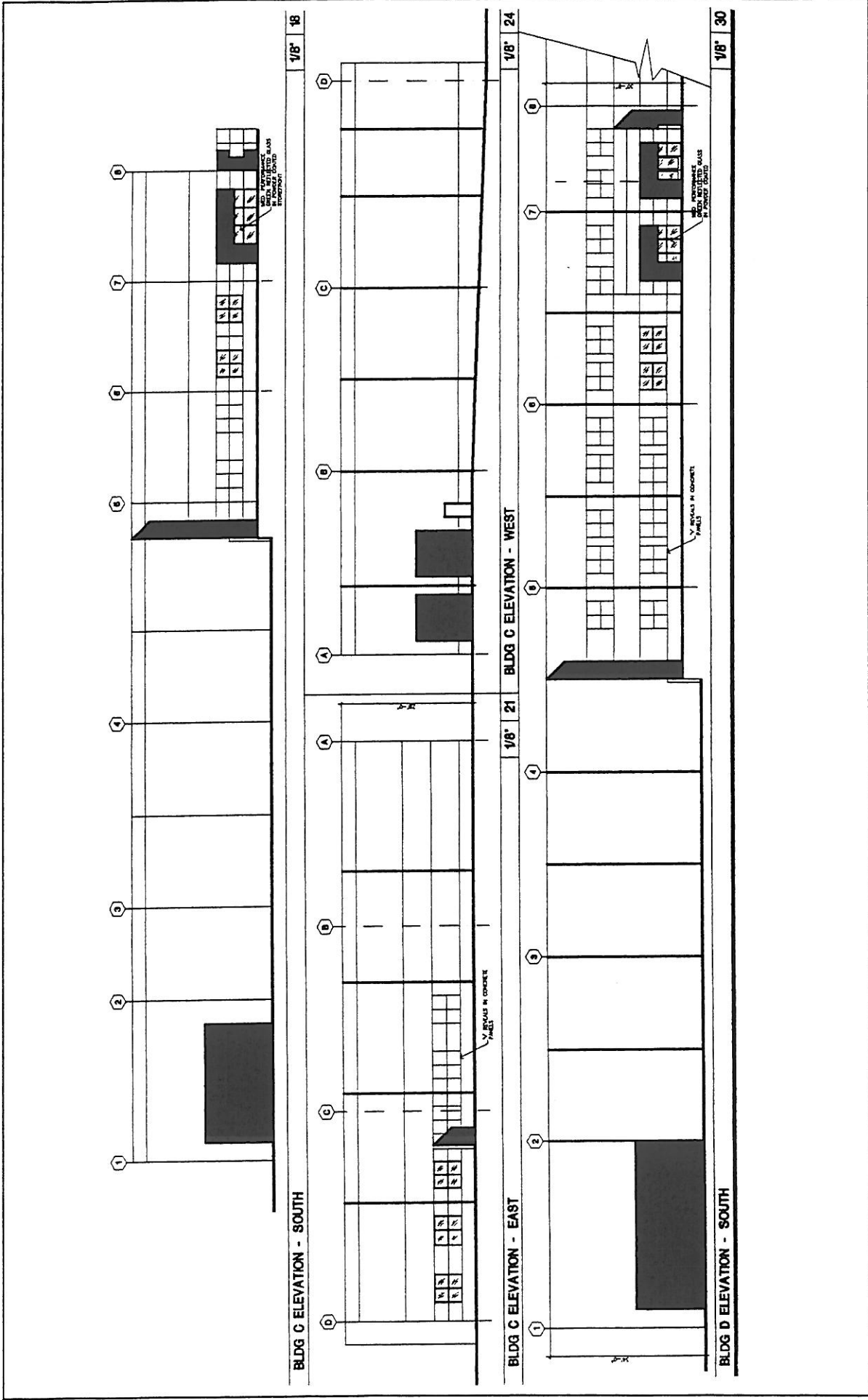
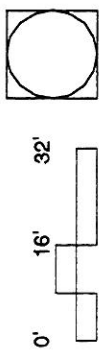


Exhibit 5-2
ARCHITECTURAL ELEVATIONS

College Commerce Center
Specific Plan



CT Realty Corporation



Accent Colors:

Building A & B - Casaba Melon ICI #486

Building C - Pacific Pines ICI #911

Building D - Sky Rocket Red ICI #170

Colors may be subject to the approval of the Design Review Committee and/or the Community Development Director.

- b. Glass and glazing will be medium performance glass, Jade Ice Green, by Trident or equivalent. The glass will set in a 4'0" horizontal grid of mill finish anodized aluminum. Clear glass will be used where commercial displays are anticipated.
- c. Exterior man doors and truck doors will be painted to match walls of the building. Doors within the window wall or glazing areas shall match the glass and aluminum finishes.
- d. No loading doors shall be oriented toward the street.

5.3 SIGNAGE

Signs within the College Commerce Center Specific Plan area shall be governed by a sign program to be submitted with plans to the Community Development Director for approval. The primary purpose of a program shall be to provide design standards and details for visually coordinated and aesthetically attractive signage that is consistent with Chapter 5, Design Guidelines, of the Specific Plan. The sign program shall comply with the Upland Municipal Code except as otherwise approved by the Community Development Director through the design review process.

5.4 CONCEPTUAL LANDSCAPE PLAN

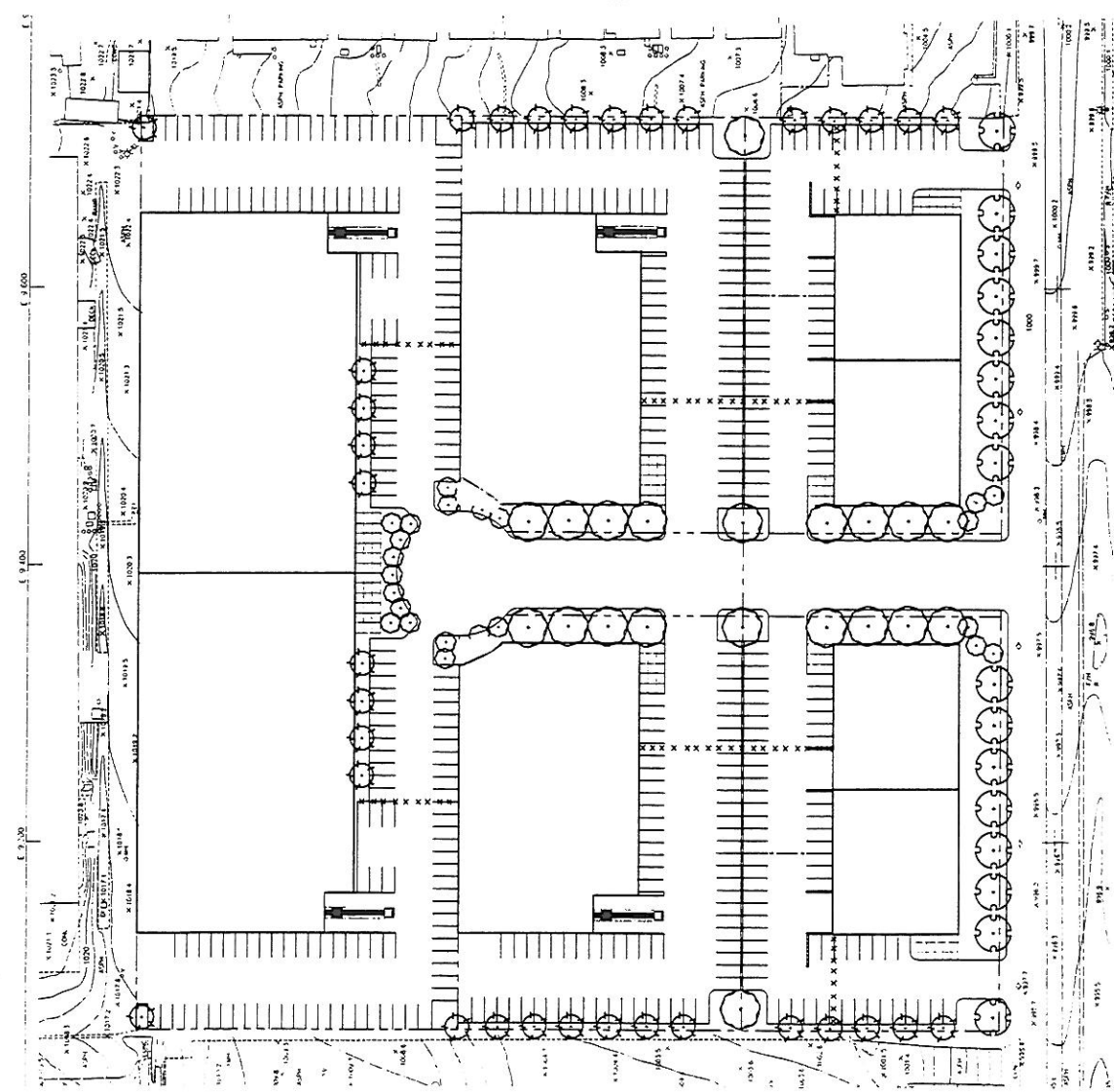
The purpose of the landscape guidelines is to provide a unified landscape design theme for the College Commerce Center that is compatible to the scale and character of the intended uses as outlined in Section 3.0, "Development Plan," while creating a campus type atmosphere. Landscaping will consist of an effective combination of street trees, trees, shrubbery, and ground cover, as shown on Exhibit 5-3. To achieve the intended concept the following objectives will be utilized:

- 1. The landscape elements should focus on providing interest and safety to the public that is visible from Arrow Route and the secondary public access street.
- 2. Landscape elements shall enhance and compliment the architectural design. Expansive horizontal and vertical surfaces visible to the public, comprised of singular materials shall be modulated, framed and or interrupted by foliage.

3. Landscaping should emphasize and identify the primary entrances for public access. The vehicular and pedestrian routes should be separated by a parkway to maximize safety.
4. Landscaping at the secondary access routes should be functionally designed for maximum safety of entry and exit. The volume of vehicular traffic should be relatively low and company specific.
5. The landscaping along the public cul-de-sac street shall create a unifying campus parkway by using a simplistic plant palette.
6. Landscaping at each office entry shall be designed at a pedestrian scale for easy identification. Accent plant materials should provide interest in texture, color, shape, and aroma.
7. Landscape elements shall be of the “long-lived” variety. Short-lived species will be used to supplement during development of the primary plant material.

5.4.1 Irrigation System

All landscaped areas shall be irrigated by an automatic watering system per Section 9410.100.050 of Ordinance No. 1549 of the City of Upland. The irrigation system shall utilize water conservation methods to current industry standards. The irrigation systems within the City of Upland right-of-way will be designed and installed in coordination with the Public Works Department.



TREE LEGEND

| SYMBOL | QUANTITY / SIZE | ABBREV | BOTANICAL NAME / COMMON NAME | REMARKS | DETAIL | SHEET |
|--------|-----------------------|----------|---|----------|--------|-------|
| | 15 24" DBH OR 48" DBH | LAC PLUS | LACINIA L. 'PUSILLUS' COPE TRELLIS | TRELLIS | A | L |
| | 15 15 GAL | 100 BUI | 100 BUI 'BURLEIGH' | STANDARD | A | L |
| | 32 15 GAL | PM CAN | PM CANARIENSIS CANARY ISLAND PINE | STANDARD | A | L |
| | 20 15 GAL | PLA BLO | PLATANUS A. 'BLOODGOOD' LONDON PLANE TREE | STANDARD | A | L |

NOTE: SYMBOLS ARE NOT SHOWN ON PLAN FOR CLARITY PURPOSES. THE SPECIES ARE PROVIDED FOR IDENT ONLY.

PROPOSED SHRUB/GROUND COVER/VINE LEGEND

| SYMBOL | ABBREV | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | DETAIL | SHEET |
|--------|------------|---|--------------------|----------|-------------|--------|-------|
| | CLY CAL | CLYSTEDIA CALUSCOIDES | VOLET TRUFFET WEE | 5 GAL | 15'-0" O.C. | X | L-3 |
| | PRO TRL | PROSTRIA X. TRACER | PROSTRIA | 5 GAL | 4'-0" O.C. | X | L-3 |
| | ROS PRO | ROSTHARBUS O. 'PROSTRATUS' | PROSTRATE ROSEMARY | 5 GAL | 4'-0" O.C. | X | L-3 |
| | RYA NO | RYAPLEUS L. 'BALLEENA' | RYA HAVTHORN | 5 GAL | 4'-0" O.C. | X | L-3 |
| | RYL CON | RYLOSTIA CONCENTRUM | RYLOSTIA | 5 GAL | 4'-0" O.C. | X | L-3 |
| | LAV PEN | LAVANIA FORTICENDUS | LAVANIA | 1 GAL | 3' O.C. | X | L-3 |
| | APPLY WOOD | APPLY WOOD FELCH TO ALL LANDSCAPE AREAS | | 3" DEPTH | N/A | X | L-3 |
| | PARATION I | PARATION I SDO | DWARF FESCUE | SDO | N/A | X | L-3 |

Street trees subject to Department of Public Works approval.

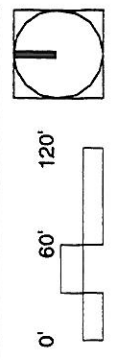
CALCULATION OF REQUIRED LANDSCAPING
 DEVELOPMENT SITE IS 414,248 S.F. (9.5 ACRES)
 PARKING LOT AREA IS 227,000 S.F. (5.2 ACRES)
 DRIVEWAY AREA IS 277,000 S.F. (6.35 ACRES)
 DRIVEWAY AREA IS 47,000 S.F. (1.08 ACRES)

Exhibit 5-3
CONCEPTUAL LANDSCAPE PLAN

College Commerce Center
 Specific Plan



CT Realty Corporation



5.4.2 *Street Landscaping*

The landscaping within the public right-of-way and street frontage along Arrow Route shall be a primary focus of the overall landscaping. The landscape treatment should create a unifying element for the site, Arrow Route, and adjacent properties. The plant material should identify drought tolerant species. The selection of species will be limited to create a layering of single species masses.

1. In order to accomplish an expansive campus theme, the landscaping along Arrow Route will be designated as a "Special Landscape Street." The landscaping will include a minimum 6' parkway, including sidewalk and 30' of on-site street frontage.
2. The street trees should provide continuity along Arrow Route within the parkway. The landscaping within the right of way shall conform to the requirements of City of Upland except as follows:
3. Street trees shall be planted at approximately 15' on center, but shall not block the view of window glass.
4. A low ground cover should be utilized for separation between vehicular traffic and pedestrian traffic. The sight lines of both users should not be obscured for safety.
5. The "front-yards" of each street frontage building should provide consistency with the street landscaping.

5.4.3 *On-site Landscaping*

The landscaping will consist of the street frontage for Arrow Route, public cul-de-sac street landscaping, and foundation planting at pedestrian entries. The plant material utilized should serve a functional and aesthetic purpose.

1. Trees will be utilized to screen and enhance the architecture in meandering groupings to breakup the horizontal plane. In smaller planters, less than 10 ft. in width, trees will be massed closely to provide a transition between the building and pedestrian scale. A combination of an evergreen and deciduous columnar tree will be utilized in groups. The following species are recommended:
Pinus canariensis (Canary Island Pine) and other trees approved by the Public Works Department.
2. A broad canopy tree will be utilized to create a campus-like parkway on the public cul-de-sac street.
Platanus a. 'Bloodgood' (London Plan Tree)

3. Accent trees will be used at each pedestrian entry and limited to the cul-de-sac street entry, to identify “public” access.
Lagerstroemia I. ‘Muskogee’
4. The ground plane will be a combination of shrubbery and ground cover as a foundation to the campus theme. The ground plane will consist of a simplistic plant palette. A combination of drought tolerant species will be utilized. The species will be grouped together in masses to create a layering of visual interest. Larger shrubs should be used to screen, accent, and enframe the architecture. Additional uses should include separation between vehicular and pedestrian routes.
Clytostoma callistegiodes (Violet Trumpet Vine)
Festuca arundinacea (Dwarf Fescue - Turf)
Lantana montevidensis (Purple Trailing Lantana)
Photinia fraseri (Photinia)
Rosmarinus o. prostratus (Prostrate Rosemary)
Rhapiolepis I. ‘Ballerina’ (Indian Hawthorn)
Xylosma congestum (Xylosma)
Shredded redwood mulch
5. The on-site landscaping shall conform to Section 9410.100 and 9410.110 of Ordinance No. 1549 of the City of Upland except as follows:

An additional tree will be provided within the on-site area for every 1,500 square feet of landscape area to focus landscaping at areas visible to the public along Arrow Route and the public entrance street.
6. Tree selection is subject to change by the Public Works Director and/or the Community Development Director.

5.4.4 Individual Lot Landscaping

The lot landscaping will primarily address areas visible to the public on-site, from Arrow Route and from the cul-de-sac. A large percentage of the proposed parking area will not be accessible to the public. This space will be utilized by each tenant for employees and storage. The adjacent properties interface with the proposed parking area designated for loading, unloading, and service vehicles. The public interface is limited. The landscaping shall conform to Section 9410.050 of Ordinance No. 1549 of the City of Upland except as follows:

1. Parking areas shall have landscaping installed representing not less than ten (10%) percent of the total paved parking area, including all driveways, parking, and loading spaces, excluding building pads.

2. This landscaping will primarily be located in such a manner that all the distribution will be focused on the “public” area.
3. The landscape area associated with the parking percentage will be applied to the “public” area.

6.1 PURPOSE AND INTENT OF SPECIFIC PLAN IMPLEMENTATION

Development will be implemented in conformance with the regulations and guidance contained within the Specific Plan Document. This section contains the procedures for administration of the provisions contained herein. This section also contains the programs and comprehensive funding for the projected sequence of development. Implementation of the plan will further be carried out by a method of Precise Development Plan Review and approval as outlined in Section 6.3. Other information covered in this chapter pertains to general administration, subdivision, amendment procedures, and the linkage between these elements. In addition to site plan review by the Administrative Committee, the College Commerce Center Specific Plan shall be implemented through the subdivision process. The Subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the project phasing. A portion or portions of the College Commerce Center Specific Plan area may be separately financed, sold, leased or otherwise conveyed.

6.1.1 Relationship to the Zoning Code

This Specific Plan augments the development regulations and standards of the Upland Zoning Code. When an issue, condition or situation occurs which is not covered or provided for in this Specific Plan, the regulations of the Zoning Code that are most applicable to the issue, condition or situation shall apply. In the event that the provisions of the Specific Plan are in conflict with the Municipal Code, the provisions of the Specific Plan shall prevail.

6.2 SUBSEQUENT REVIEW AND APPROVAL

In order to implement the Specific Plan, all improvements and exterior modifications are subject to review and approval of the following procedures:

- Site plan review by the Administrative Committee.
- Review by the Administrative Committee of final site plan, elevations, colors/materials, signage, sign program, landscape, lighting, etc.
- Tentative Parcel Map by Planning Commission.
- Annexation to the City of Upland.
- Environmental review and determination for the proposed project.

All proposed projects within the Specific Plan area shall be subject to the review and approval of the Administrative Committee. This review procedure is necessary for the following reasons:

1. To ensure consistency with the Specific Plan and all implementing ordinances.
2. To promote the highest contemporary standards of site design.
3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan and conform development to the implementing ordinances.
4. To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.
5. To adapt to substantial changes that may occur with respect to the circumstances under which the project is undertaken.

To facilitate its implementation, this Specific Plan will be adopted by ordinance. This ordinance will establish that all development of the Specific Plan site will be governed, in order, by (1) this Specific Plan and (2) all other general ordinances of the City relating to the development of property within the City's jurisdiction, including the City's Subdivision Ordinance and Zoning Code.

6.2.1 Tract Map Approval

All subdivision maps of any type (e.g. tentative or final, vesting or nonvesting, tract or parcel) shall be submitted, reviewed and approved in accordance with the City of Upland Subdivision Ordinance and the California Subdivision Map Act. Where the provisions or procedures of Subdivision Ordinance conflict with the provisions of this Specific Plan, the Specific Plan shall apply.

6.2.2 Site Plans/Conditional Use Permits/Variances

Except where this Specific Plan provides otherwise, the provisions of the City's Municipal Code shall apply.

6.3 GENERAL ADMINISTRATION

The College Commerce Center Specific Plan shall be administered and enforced by the City of Upland Community Development Department in accordance with the provisions of the City of Upland Municipal Code.

Certain changes to explicit provisions in the Specific Plan may be made administratively by the Community Development Director, his designee, or designated committee subject to appeal to the Planning Commission and, subsequently, the City Council, including 1, 2 and 3 as follows:

1. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.
2. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Plan.
3. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

6.4 SUBDIVISION

The City of Upland Subdivision Ordinance shall apply to all development within the Specific Plan area required to obtain approval of subdivision maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process will allow for the creation of lots as parcel or tract maps which will allow for individual sales. Further division of parcels for such development as offices, are also subject to the provisions of the City's Subdivision Ordinance. The review and approval of subdivision maps would set forth the various conditions necessary to ensure the improvement of streets, utilities, drainage features, and other service requirements specified by the City.

6.5 AMENDMENT PROCEDURES

In accordance with the California Government Code Sections 65453-65454, Specific Plans shall be prepared, adopted and amended in the same manner as general plans, except that specific plans may be adopted by resolution or by ordinance.

This plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments shall not require a concurrent general plan amendment unless, it is determined by City Staff that the proposed amendment would substantively affect the General Plan Goals, objectives, policies or programs.

7.1 RELATIONSHIP TO THE CITY OF UPLAND'S GENERAL PLAN

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450 - 65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, guidelines and programs with the goals and policies set forth in the general plan.

The City of Upland General Plan contains the following elements: Land Use, Circulation, Housing, Open Space and Conservation, Seismic and Safety, Noise, Scenic Highways, and Historic Resources.

The General Plan designation for the site is Commercial/Industrial (SP). This designation accommodates a variety of industrial and regional retail uses and will support commercial activities to satisfy a range of shopping needs for residents of the community. It is also intended to encourage development of business in the City and to maximize the potential for job generation. Uses permitted under this category include commercial and industrial. Industrial uses would include: limited general industrial, manufacturing, assembly, warehousing, multi-tenant industrial, research and development, and airport-related uses. Commercial activities include: retail commercial and durable sales goods, tourist-related commercial, entertainment, recreational uses, administrative and professional offices, commercial activities, business support services, food establishments, and child care. Other uses would include: public facilities and institutional uses. Since the site is over five acres, the Specific Plan Overlay provision applies to the proposed project. The proposed commercial and industrial uses are consistent with the General Plan designations for the site. In addition, the College Commerce Center Specific Plan has been prepared in conformance with the goals and policies of the adopted General Plan, thus no General Plan Amendment will be required.

7.2 FINDINGS

1. The proposed Planned Development is consistent in intensity and character with the City's adopted General Plan, as amended.
2. Reasonable alternatives to the plan and their implications have been considered.
3. The scope and depth of environmental and policy analysis are commensurate with the level of detail contained in the plan and the specificity of land use entitlement its adoption authorizes.
4. Implementation of the Specific Plan, ensures that concerns identified at this level of planning are resolved as part of the more detailed Site Plan review, which must be completed before private development may proceed.

5. Administration of the plan is thoroughly integrated into the City's development processing system.
6. All subjects required in a Specific Plan by the California Government Code and applicable City ordinances are appropriately and adequately covered.
7. Adequate time and opportunities have been afforded interested organizations and members of the public to comment on, or propose changes to, the plan if they so desired.
8. The plan and its policies will be used to guide development in the City and shape all subsequent land use entitlements for the Specific Plan Area.

7.3 DEFINITIONS

Arterial Roads — Shall mean those roadways depicted on the City of Upland's Master Plan of Arterial Highways.

College Commerce Center Specific Plan Area — Shall mean those parcels under ownership of, or controlled by CT Realty or successors and assigns, as depicted on Exhibit 2-2, Vicinity Map, and legally described in Section 7.4.

Gross Acre — Shall mean the entire land area within the Specific Plan boundary measured to the centerline of adjacent streets and including collector and local roads internal to the Specific Plan.

Light Industrial — Shall mean development of industrial uses which include fabrication, manufacturing, assembling or processing of materials that are in already processed form and which do not in their maintenance, assembly, manufacture or plan operation create smoke, gas, odor, dust, sound, vibration, soot, or lighting to any degree which might be termed obnoxious or offensive to persons residing in or conducting business in either this or any other zone of the city. In addition, limited commercial uses related to the use of the highway and other types of drop-in trade are allowed.

Net Acre — Shall mean the entire land area within the Specific Plan boundary measured to the right-of-way of adjacent streets and including collector and local roads internal to the Specific Plan.

Public Viewing Areas — Shall mean any area which is viewable from a public street or cul-de-sac and not blocked by a wall or gate.

Showroom Retail — Shall mean low intensity retail uses which are ancillary to the primary warehouse use of the building, whereby customers can enter the showroom and select the product from a catalog. Showroom retail buildings are desirable for the sale of items such as carpet, tile, light fixtures, plumbing fixtures, doors, windows, gates, furniture, fountains, fences, spas, etc.

7.4 *LEGAL DESCRIPTION*

The estate or interest in the land herein after described or referred to covered by this Report is lots 54 & 55 of College Heights Tract as shown by map on file in Book 17, Page 77, Records of San Bernardino County, California.